182.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,700 / 798,700
					USE VALUE:	798,700 / 798,700
					ASSESSED:	798,700 / 798,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN FAN &
Owner 2:	ZHANG LU
Owner 3:	
Street 1:	7 INDIAN HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEFINA PAUL J & JENNIFER M -
Owner 2:	-
Street 1:	7 INDIAN HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Aluminum Exterior and 1620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7628.000	344,500		454,200	798,700
Total Card	0.175	344,500		454,200	798,700
Total Parcel	0.175	344,500		454,200	798,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.02 /Parcel: 493.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123324

GIS Ref

GIS Ref

Insp Date 05/15/18

!14262!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,500	0	7,628.	454,200	798,700		Year end	12/23/2021
2021	101	FV	334,300	0	7,628.	454,200	788,500		Year End Roll	12/10/2020
2020	101	FV	262,700	0	7,628.	454,200	716,900	716,900	Year End Roll	12/18/2019
2019	101	FV	220,600	0	7,628.	454,200	674,800	674,800	Year End Roll	1/3/2019
2018	101	FV	220,000	0	7,628.	382,800	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	220,000	0	7,628.	350,400	570,400	570,400	Year End Roll	1/3/2017
2016	101	FV	191,900	0	7,628.	298,500	490,400	490,400	Year End	1/4/2016
2015	101	FV	187,200	0	7,628.	259,500	446,700	446,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:40:00

LAST REV

Date	Time
06/08/21	12:31:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFINA PAUL J &	66982-566		3/25/2016		606,500	No	No		
CARROLL STEPHEN	61582-316		4/10/2013		483,000	No	No		
CARROLL BARBARA	60918-46		1/8/2013	Convenience	1	No	No		
	9954-97		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2019	308	Addition	75,000	C				
9/21/2016	1155	Redo Kit	10,975					redo kitch, add 13
11/7/2013	1647	Manual	6,500	C				
10/25/2013	1589	Heat App	19,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
2/4/2014	Info Fm Prmt	EMK	Ellen K
1/30/2014	Info Fm Prmt	EMK	Ellen K
10/14/2008	Inspected	189	PATRIOT
12/29/1999	Meas/Inspect	163	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7628		Sq. Ft.	Site		0	70.	0.85	7									454,186						454,200	

Total AC/HA:	0.17511	Total SF/SM:	7628	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,186	Spl Credit		Total:	454,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	1968
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29814816
Const Adj.:	0.99989998
Adj $ / SQ:	168.742
Other Features:	92569
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423177
Depreciation:	78711
Depreciated Total:	344466

COMMENTS

OF= SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

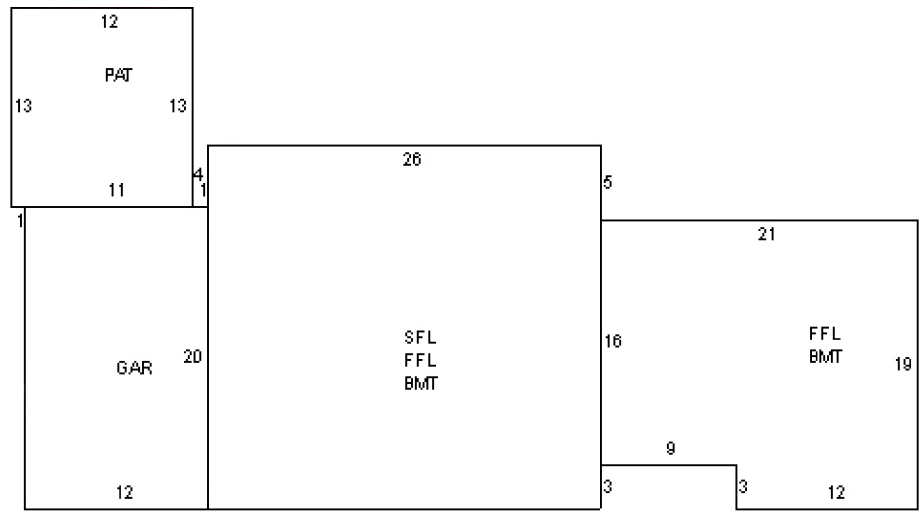
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.74
Special Features:	0	Val/Su Net:	114.38
Final Total:	344500	Val/Su SzAd	212.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	996	50.620	50,420
FFL	First Floor	996	168.740	168,067
SFL	Second Floor	624	168.740	105,295
GAR	Garage	240	25.410	6,099
PAT	Patio	156	4.650	726

Net Sketched Area:	3,012			Total:	330,607
Size Ad	1620	Gross Area	3012	FinArea	1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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